



**Wichita-Sedgwick County
Metropolitan Area
Planning Department**

December 4, 2025

Kirby L. Quinn III & Kara L. Quinn
1313 South Young Avenue
Wichita, KS 67209

RE: BZA2025-00075 – Variance request in the City to reduce a portion of the front setback from 20 feet to 0 feet on property zoned LI Limited Industrial District, generally located west of South Young Avenue and 800 feet south of West Kellogg Drive (1313 South Young Avenue).

Dear applicant,

At its regular meeting on **December 4, 2025**, the official action of the Board of Zoning Appeals was to **GRANT** the requested variance. The approval of the request is subject to the following conditions:

1. The front yard setback reduction shall only apply to the building expansion as shown in the site plan.
2. The applicant shall obtain the proper building permits and inspections. Modifications must comply with all State, County, and any other applicable standards.

If you have any questions concerning this application, please contact our office at (316) 268-4421.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Samuel Deetz'.

Samuel Deetz
Current Plans
Associate Planner

CC: MABCD

BZA RESOLUTION NO. BZA2025-00075

WHEREAS, Kirby L. Quinn III & Kara L. Quinn (owners); pursuant to Kansas Statutes Annotated 12-759, request a Variance to reduce a portion of the front setback from 20 feet to 0 feet on property zoned LI Limited Industrial District, generally located west of South Young Avenue and 800 feet south of West Kellogg Drive, legally described as follows:

Lot 7, Block 3, West 54 Industrial Addition, Wichita, Sedgwick County, Kansas.

WHEREAS, proper notice as required by ordinance and by the rules of the Board of Zoning Appeals has been given; and

WHEREAS, the Board of Zoning Appeals did, at the meeting of December 4, 2025, consider said application; and

WHEREAS, the Board of Zoning Appeals has proper jurisdiction to consider said request for a Variance under the provisions of Kansas Statutes Annotated 12-759 *et. seq.*; and

WHEREAS, the request to reduce a portion of the front setback from 20 feet to 0 feet is unique to the property and is not an action created by the owner; and

WHEREAS, granting the Variance will not adversely affect the rights of adjacent property owners; and

WHEREAS, the strict application of the Wichita-Sedgwick County Unified Zoning Code constitutes an unnecessary hardship on the property owner; and

WHEREAS, it is the opinion of the Board of Zoning Appeals that the requested variance would not adversely affect the public interest, health, safety or welfare; and

WHEREAS, it is the opinion of the Board of Zoning Appeals that the spirit and intent of the Zoning Code is being met in this case; and

WHEREAS, each of the five conditions required by Kansas Statutes Annotated 12-759, are found to be present for a Variance to be **GRANTED**.

NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals, pursuant to Kansas Statutes Annotated 12-759, a Variance to reduce a portion of the front setback from 20 feet to 0 feet on property zoned LI Limited Industrial District, generally located west of South Young Avenue and 800 feet south of West Kellogg Drive, legally described as follows:

Lot 7, Block 3, West 54 Industrial Addition, Wichita, Sedgwick County, Kansas.

The Variance is hereby **GRANTED**, subject to the following conditions:

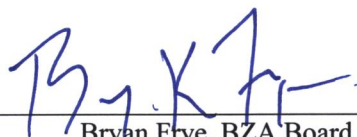
1. The front yard setback reduction shall only apply to the building expansion as shown in the site plan.
2. The applicant shall obtain the proper building permits and inspections. Modifications must comply with all State, County, and any other applicable standards.

ADOPTED AT WICHITA, KANSAS, this 5th Day of December 2025.

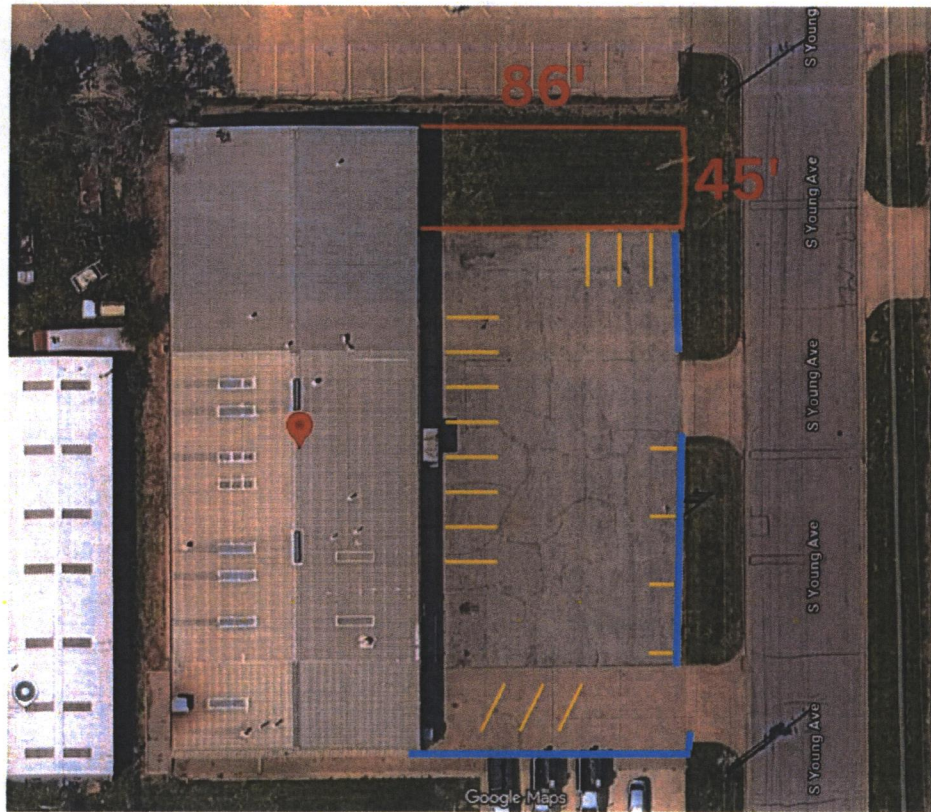
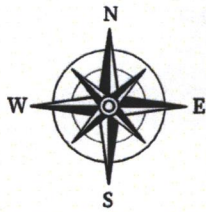
ATTEST:



Scott Wadle,
BZA Secretary



Bryan Frye, BZA Board Chair



KEY

- Existing fence
- Proposed building
- Proposed parking spaces

SITE PLAN

APPROVED 12/5/25 BY SMD

VARIANCE

Requesting a ZERO variance to the East and come along the North side with our existing building.

Kirby & Kara Quinn

Lot: 7

Block: 3

West 54 Industrial add.

Wichita-Sedgwick County Zoning Board of Appeals
December 4, 2025

AGENDA ITEM NO. _____

SECRETARY'S REPORT

CASE NUMBER: BZA2025-00075 (City)

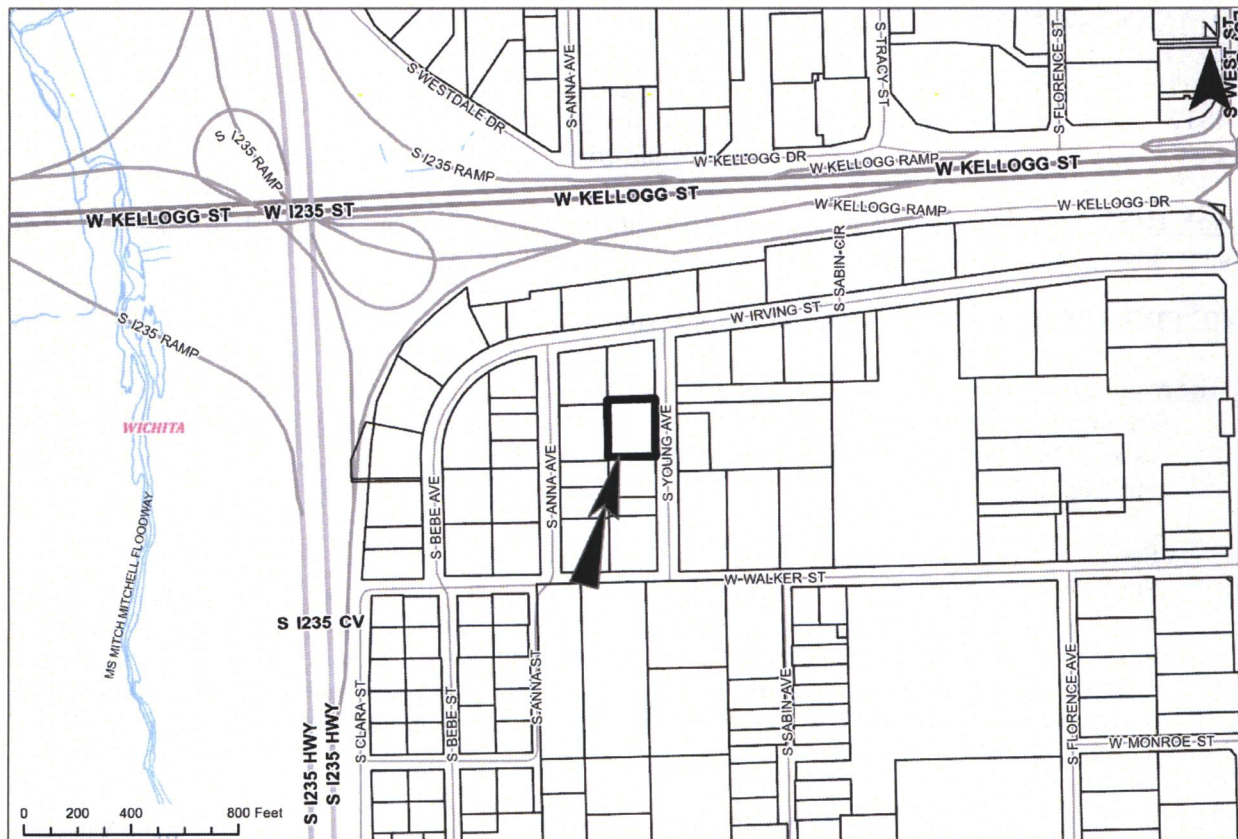
APPLICANT: Kirby L. Quinn III and Kara L. Quinn (Applicants)

REQUEST: Variance to reduce the front setback from 20 feet to zero feet

CURRENT ZONING: LI Limited Industrial District

SITE SIZE: 0.884 acres

LOCATION: Generally located west of South Young Avenue and 800 feet south of West Kellogg Drive (1313 South Young Avenue)



JURISDICTION: The Board has jurisdiction to consider the variance request under the provisions outlined in Kansas Statutes Annotated 12-759 *et. seq.* The Board may grant the request when all five conditions, as required by the statutes, are found to exist.

BACKGROUND: The applicant requests a Variance to reduce the front setback from 20 feet to zero (0) feet. The 0.884-acre property is generally located west of South Young Avenue and 800 feet south of West Kellogg Drive. The site is addressed as 1313 South Young Avenue and is developed with an industrial use.

The applicant is requesting the Variance in order to expand the business into the front setback. The existing building is 86 feet from the front property line, and the applicant intends to construct an 86-foot by 45-foot building expansion up to the front property line along the north side of the property. The UZC requires a front setback of 20 feet in the LI Limited Industrial District. All other zoning standards such as lot width and height requirements would still be required to be met. The reduction of the setback would only apply for the area of building expansion.

Within the vicinity of the subject property, there are multiple existing, non-conforming structures which do not comply with the minimum 20-foot front setback requirement for LI-zoned properties. This includes 1360 South Anna Avenue, 1367 South Anna Avenue, 4401 West Irving Street and 901 South Sabin Avenue.

SURROUNDING DEVELOPMENT: Properties to the north, south, east, and west are all zoned LI Limited Industrial (LI) and developed with industrial uses.

ADJACENT ZONING AND LAND USE:

NORTH:	LI	Industrial
SOUTH:	LI	Industrial
EAST:	LI	Industrial
WEST:	LI	Industrial

CASE HISTORY: In 1958, the subject site was platted as part of the West 54 Industrial Addition. There are no other zoning cases associated with this site.

THE FIVE CRITERIA FOR GRANTING A VARIANCE:

1. The request is unique to this property and was not created by the applicant.

Applicant Narrative: The applicant states that "ServiceExperts is growing at a rapid pace. The existing building is steel construction with red iron construction trusses. There is no opportunity to build up (a 2nd story)."

Staff Analysis:

Staff is in agreement with the above statement. The subject site is zoned LI which requires a 20-foot front setback. According to Sedgwick County records, the existing building was constructed in 1977 with later additions in 1980 and 1986. This condition was not created by the applicant and is unique given that other industrial properties in the area have encroached into the front setback over time. Other options to expand the business on the site would require a full reconfiguration of the site and their parking area.

2. The granting of the Variance will not adversely affect the rights of the adjacent property owners or residents.

Applicant Narrative: The applicant states that "Sysco, our neighbor directly to the north, is actually a negative encroachment on the [setback] and extends past city [setbacks]. Our other neighbors are all industrial. ServiceExperts is in the middle of a city block and the new building would not affect our neighbors in any way."

Staff Analysis:

Staff is in agreement with the above statement. The requested setback would not adversely affect adjacent properties. Based on GIS imagery, there are numerous industrial buildings in this area which encroach into the setbacks.

3. The strict application of the provisions of the code would constitute an unnecessary hardship on the applicant.

Applicant Narrative: The applicant states that “Without this variance, ServiceExperts will have limited growth potential.”

Staff Analysis:

Staff is in agreement with the above statement. Not permitting a building expansion into the front setback would constitute a hardship given that multiple nearby properties utilize the setback already. As noted above, it would be infeasible for the business to expand without a variance as a result of the existing site constraints.

4. The Variance will not adversely affect the public health, safety, morals, order, convenience, prosperity, general welfare, or harmonious development of the community.

Applicant Narrative: The applicant states that “The construction of a building (roughly 3910 square feet) will not affect public health or safety in any way. The access to the sewage line on the north side will remain the same as the existing building and access will be easy from the north side (through Sysco’s parking lot and fence).”

Staff Analysis:

Staff is in agreement with the above statement. The requested variance is not anticipated to have adverse effects. Despite a zero-foot front setback, the building will be approximately 20 feet from the roadway as a result of where the property line sits.

5. The granting of the Variance will not be opposed to the general spirit and intent of the Code.

Applicant Narrative: The applicant states that “This remains an industrial park. Several businesses in our area encroach on the easement setbacks.”

Staff Analysis:

Staff is in agreement with the above statement. The Variance will grant the applicant the opportunity to expand an existing business in a similar fashion to other businesses in the area. Staff believes that the requested variance is in line with the City’s vision for this industrial park.

LEGAL CONSIDERATIONS: The Board of Zoning Appeals has the following options for actions.

1. Approval – The Board of Zoning Appeals can find that all five conditions necessary to the granting of a Variance exists and can approve the requested Variance. Any vote by the BZA to approve a Variance requires eight (8) votes per the BZA bylaws.
2. Denial – The Board of Zoning Appeals can find that the requested Variance does not meet the five criteria required to grant a Variance. Any vote by the BZA to deny a Variance requires a single majority of members present and voting.

RECOMMENDATION: The recommendation of Staff is that the request to reduce the front setback **meets** the five criteria required to grant a Variance. Staff recommends the following condition of approval:

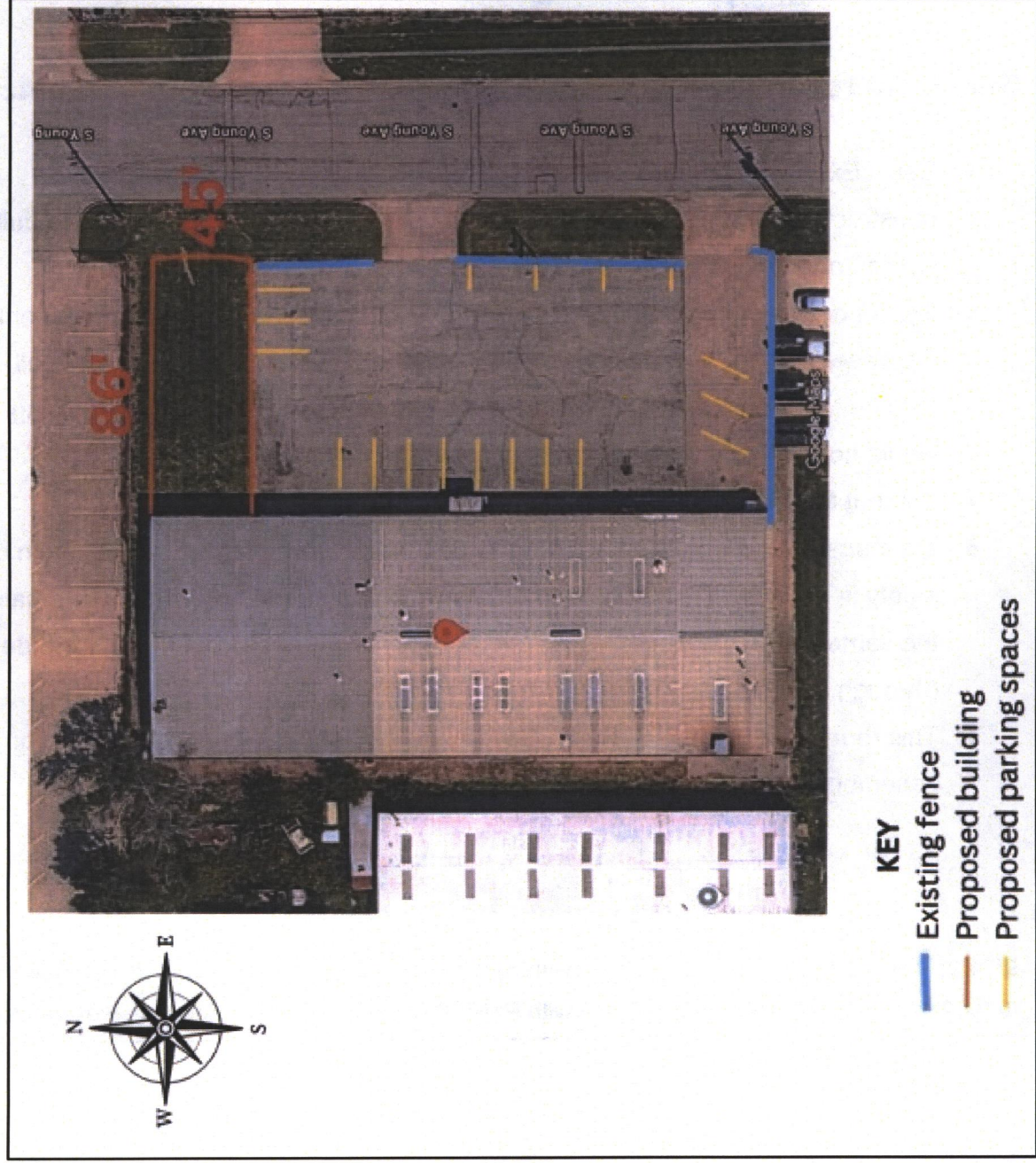
1. The front yard setback reduction shall only apply to the building expansion as shown in the site plan.
2. The applicant shall obtain the proper building permits and inspections. Modifications must comply with all State, County, and any other applicable standards.

Staff Report Attachments:

1. Site Plan

2. Applicant-Submitted Variance Justification Letter
3. Aerial Map
4. Zoning Map
5. Land Use Map
6. Site Photos

Site Plan



VARIANCE

Requesting a ZERO variance to the East and coming along the North side with our existing building.

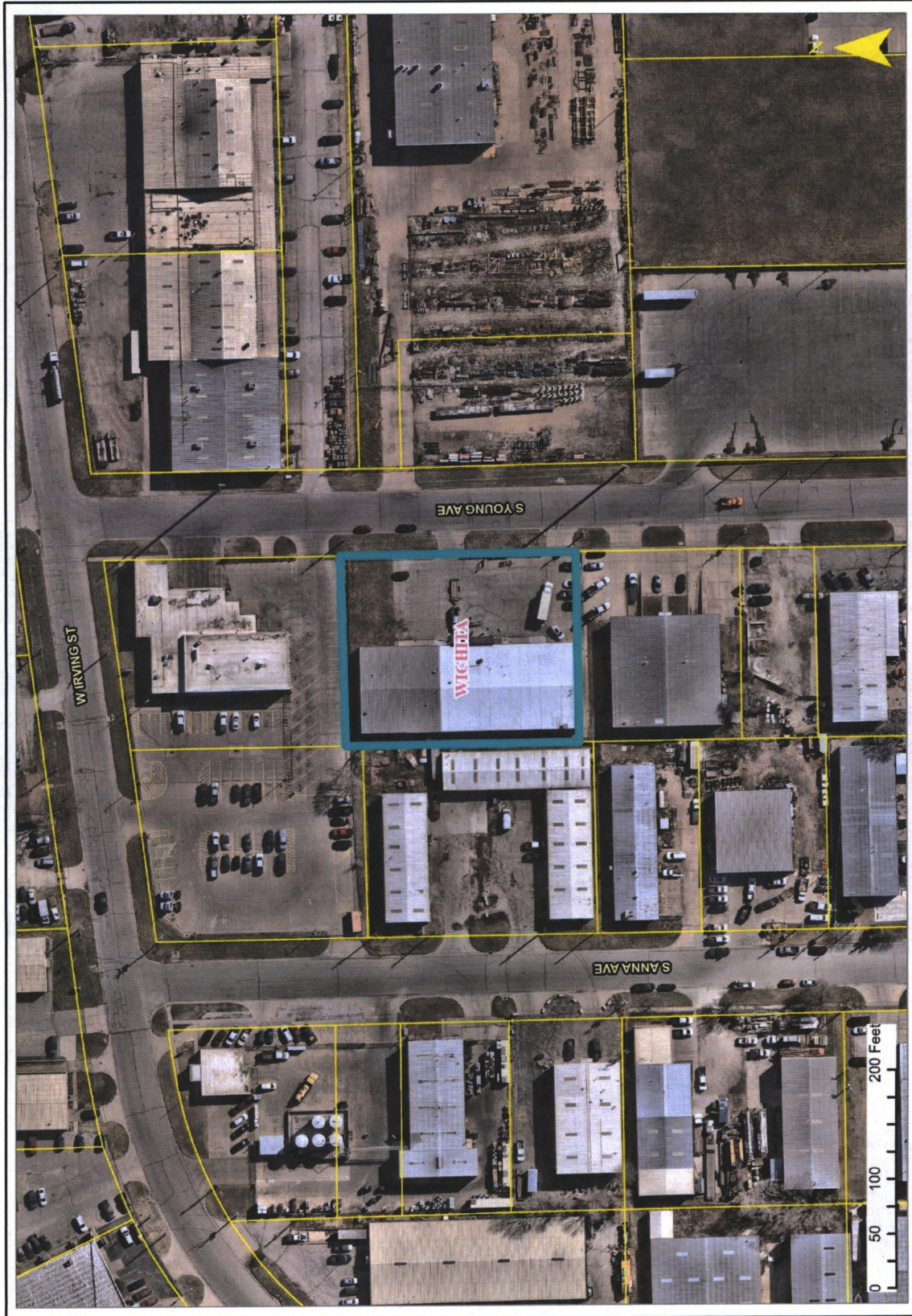
Statement regarding five conditions required for granting a variance

- ServiceExperts is growing at a rapid pace. The existing building is steel construction with red iron construction trusses. There is no opportunity to build UP (a 2nd story).
- Sysco, our neighbor directly to the North, is actually a negative encroachment on the easement and extends past city easements. Our other neighbors are all industrial. ServiceExperts is in the middle of a city block and the new building would not affect our neighbors in any way.
- Without this variance, ServiceExperts will have limited growth potential.
- The construction of a building (roughly 3910sqft) will not affect public health or safety in any way. The access to the sewage line on the north side will remain the same as the existing building and access will be easy from the North Side (through Sysco's parking lot and fence)
- This remains an Industrial Park. Several businesses in our area encroach on the easement setbacks.

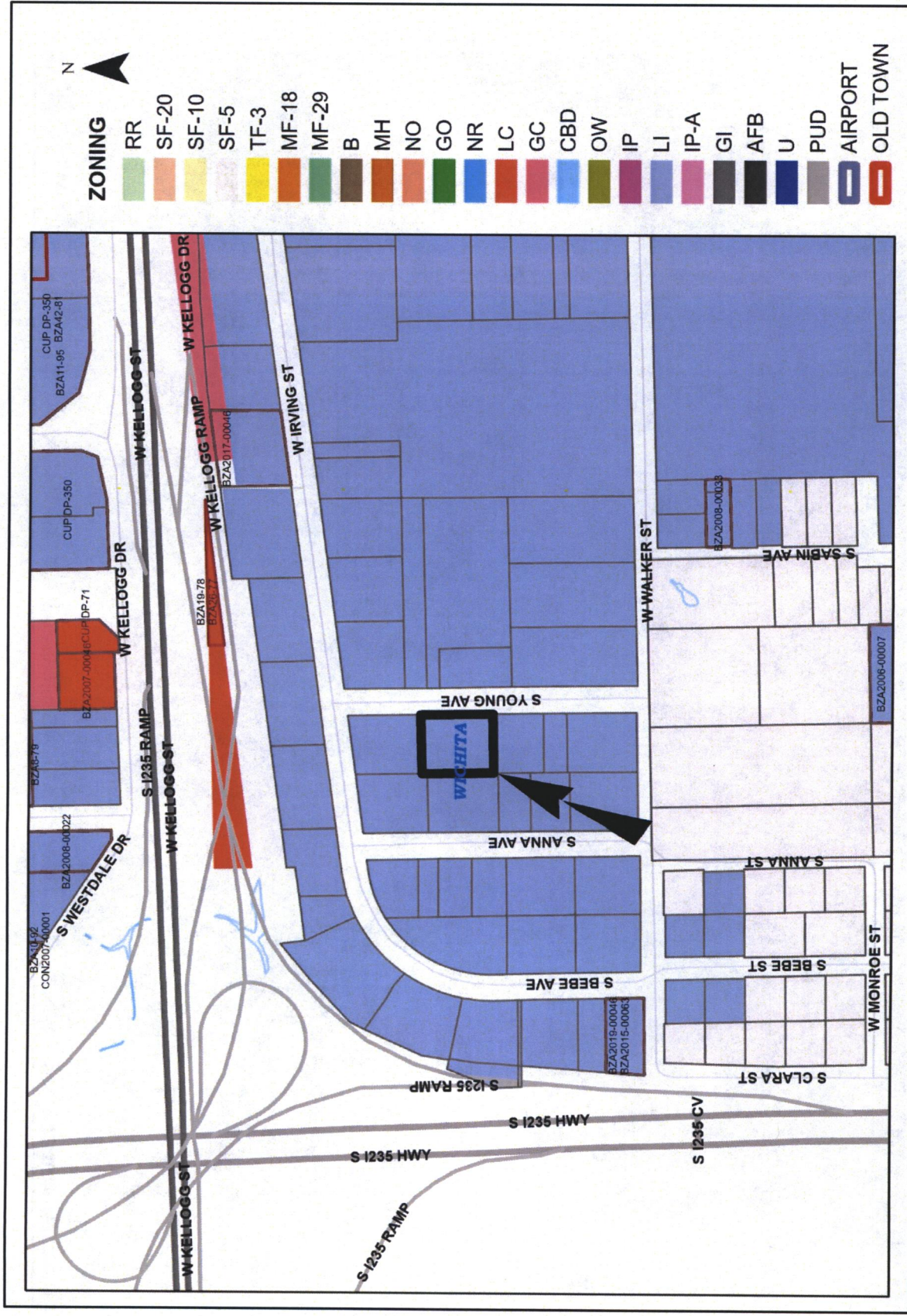
9/24/25 10am Kara & Kirby Quinn met with Richard Chamberlin & Variance Review Board

10/22/25 2pm Kara & Kirby Quinn met with Philip Zevenbergen & Development Review Board

Aerial Map



Zoning Map



Future Growth Map

2035 Wichita Future Growth Concept Map

Legend

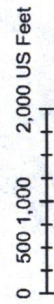
- Established Central Area
- Residential and Employment Mix
- New Employment
- New Residential
- Wichita City Limits
- Other Cities
- Northwest Bypass Right-of-Way
- Other Urban Growth Areas 2014
- Other Urban Growth Areas 2014
- Rural Growth Areas 2014
- Major Institutional
- Application Area
- Neighborhood Area & Plans 2025

LAND USE

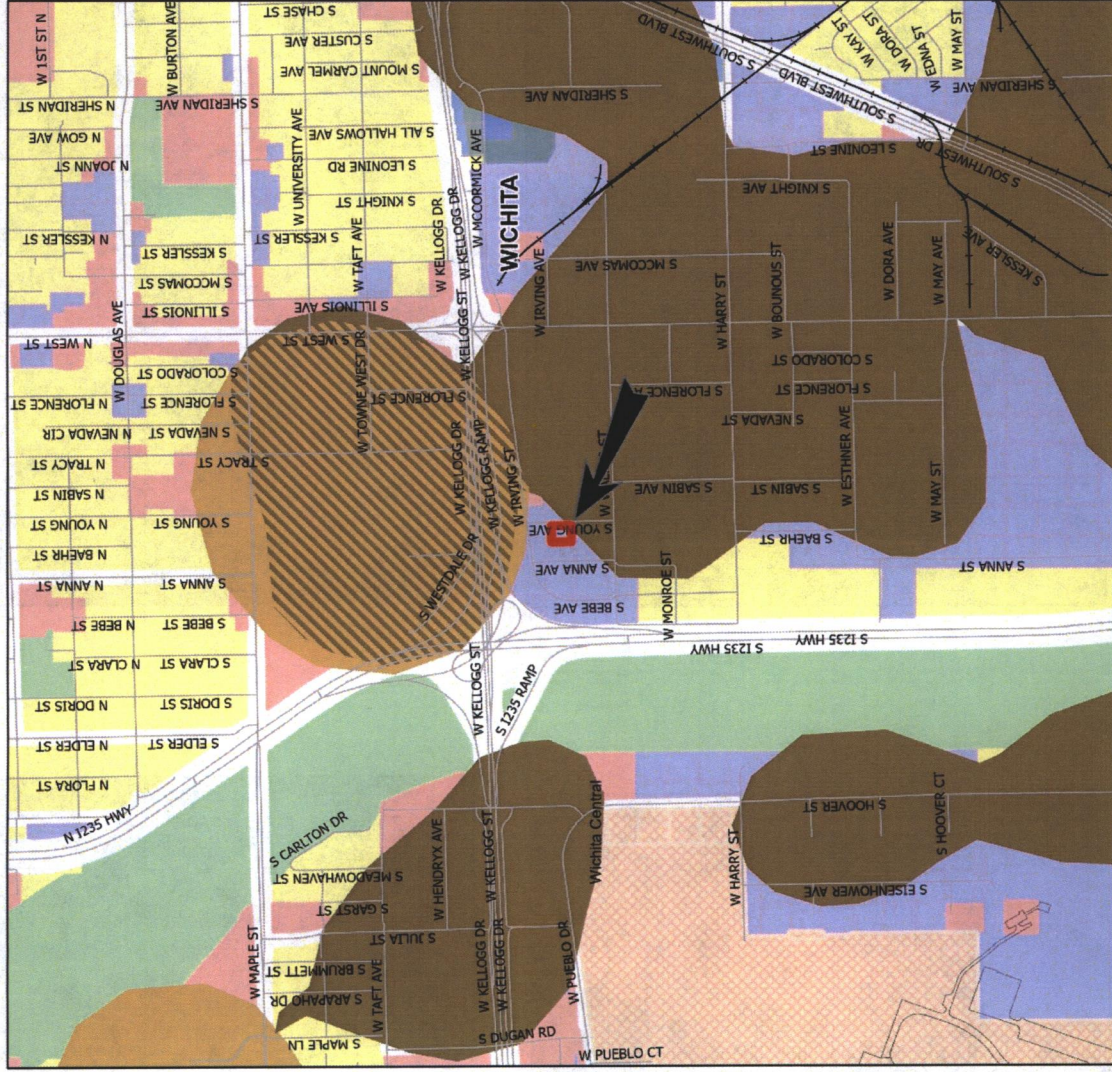
- Residential
- Commercial
- Industrial
- Major Air Transportation & Military
- Parks and Open Space
- Agricultural or Vacant



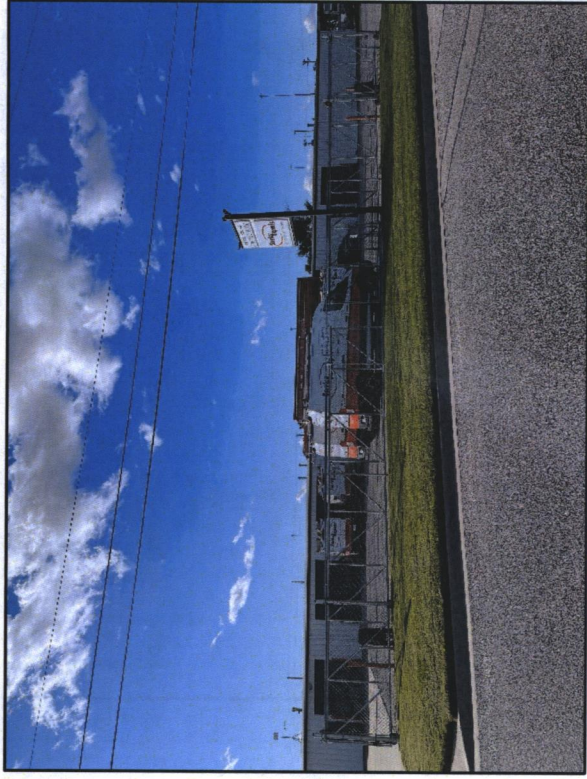
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Looking west into site



Looking southwest into site



Looking northwest into site



Looking north away from site



Looking south away from site



Looking east away from site

